

# \$439,800 - 146 Sage Bluff Circle Nw, Calgary

MLS® #A2223204

**\$439,800**

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill  
â€“ LOW CONDO FEES & EV-READY  
GARAGE. This beautifully maintained  
townhome offers 3 spacious bedrooms, 2.5  
bathrooms, and a rare DOUBLE  
SIDE-BY-SIDE garage with an EV charger â€“  
providing comfort, practicality, and  
energy-conscious living in one of  
Calgaryâ€™s most desirable communities with  
walking distance or just minutes drive from  
Walmart, T&T Supermarket, the public library,  
playground, and provides quick access to  
Stoney Trail for an easy commute. Enjoy the  
ease of main-floor access and a bright,  
west-facing living room that fills the space with  
natural afternoon light. The open-concept  
layout flows into the dining area and functional  
kitchen, ideal for everyday living and  
entertaining. Step out front to your private  
patio and garden â€“ perfect for morning  
coffee or evening BBQs. Upstairs, youâ€™ll  
find three bright bedrooms with large  
triple-pane windows, offering excellent energy  
efficiency and sound insulation. The two full  
bathrooms feature clean, builder-standard  
finishes. Each bedroom serves as a peaceful  
retreat with plenty of natural light. Downstairs,  
the unfinished basement houses the laundry  
and mechanical room, with additional space  
for storage or future development. This home  
is move-in ready and waiting for you. Schedule  
your private viewing today!

Built in 2016



## Essential Information

MLS® #	A2223204
Price	\$439,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	146 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	M-1
HOA Fees	98
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.